

**194 The Parade, Ascot Vale, Vic 3032**



**Sold House**

Tuesday, 26 September 2023

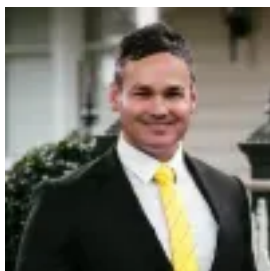
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**Bedrooms: 5**

**Bathrooms: 2**

**Area: 507 m2**

**Type: House**



Adam Hicks

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**\$1,355,000**

Prominently positioned in one of the most sought after pockets this incredible area can offer, this intricate family property promises the quiet comfort and connected convenience you've been looking for. Designed and updated to house the extended family or to obtain a solid rental income, this impressive opportunity brings with it light-filled living zones, modern tones and a detailed floor plan that has much to reveal. The story book facade is the perfect pre-cursor to a large layout that boasts multiple living zones, a sensational open dining and kitchen precinct with built-in gas cook top and plenty of storage, two conveniently placed bathrooms and an abundance of bedroom accommodation. There's plenty of room for the kids and pets to explore in the expansive backyard, storage sheds and both covered and open entertaining/seating areas. A powder room and separate laundry with outdoor access further contributes to a unique opportunity whose future will only be limited by your imagination. Located for an ease of lifestyle the envy of many, within walking distance to Maribyrnong trams, Union Rd shopping, cafes, restaurants and public transport, Highpoint Shopping Centre, Melbourne showgrounds, as well as enjoying easy access to Epsom Rd, Maribyrnong Rd, Ascot Vale Rd, Mt Alexander Rd, Citylink and the Melbourne CBD.